



7 LANGTON STREET, SAN FRANCISCO

HOUSE & WAREHOUSE | SOMA

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OPPORTUNITY OVERVIEW

This 6000 sq. ft. SOMA live work studio with 9 bedrooms, 2.5 bathrooms, and a full kitchen is perfect for an owner user. Featuring creative and open workspaces, a 400 amp power supply, and a roll up door, this building offers a unique opportunity for work and play. A spacious roof deck is perfect for relaxation and entertainment, and a large open warehouse allows for customizable space. Take advantage of this great opportunity for a prime downtown location and turn your vision into reality!

PROPERTY OVERVIEW

Street Address	7 Langton
City, State Zip	San Francisco, CA 94117
Cross Street	Howard
APN	3730-120
Number of Units	2
Square Feet	6000
Lot Square Feet	7562
Unit Mix	House & Warehouse
Year Built	1916
No. Floors	3
Neighborhood	SOMA
Zoning	slr



BUILDING FEATURES

Parking No.	2
Parking Type	roll up door
Roof (type, age)	Bitumen, 2010
Foundation	Concrete Perimeter
Electrical Type	400 amp
Electrical # of Meters	2
Gas # Meters	2
Heat Type	Gas Wall Furnace
Water Heaters	Single
Plumbing	Combination
Exterior	Stucco
Window Type	Double Paned
Elevator	None
Storage	None
Washer & Dryer	1 set
Earthquake Retrofit	n/a

FINANCIAL SUMMARY

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Price:	\$2,495,000
Number of Units	2
Sq Feet	6,000
Price Per Sq Ft	\$416
Price Per Unit	\$1,247,500
CAP Rate	4.0%

ESTIMATED ANNUAL EXPENSES

		Current
New Property Tax	1.1723%	\$29,249
Insurance		\$0
Water		\$0
Garbage		\$0
PG&E		\$0
Repairs & Maintenance		\$4,500
Management Fee	4.0%	\$0
Total Expenses		\$33,749
% of EGI		25.21%

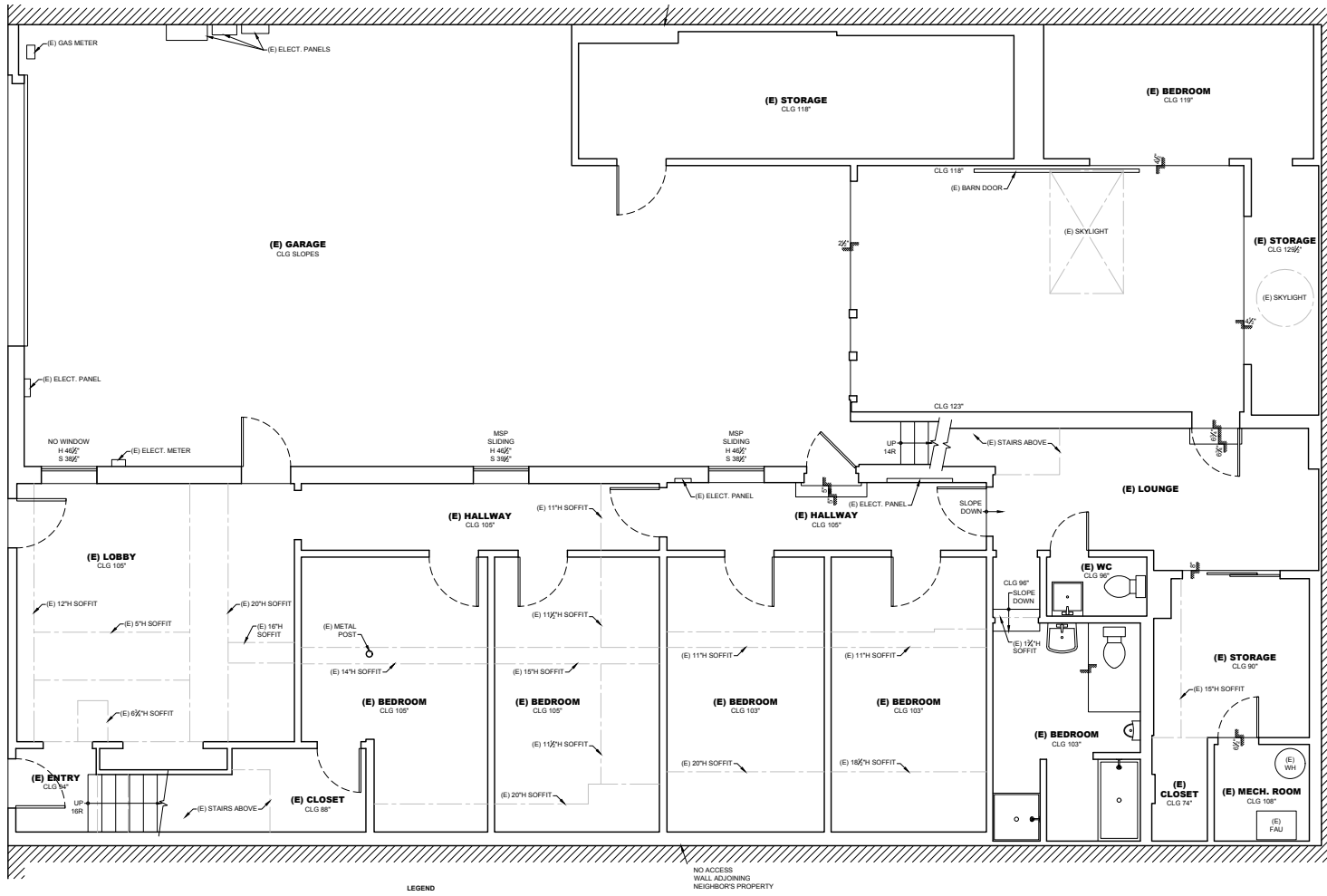
ANNUAL OPERATING INCOME

		Current
Scheduled Gross Income:		\$138,000.00
Less Vacancy Rate:	3.0%	\$4,140.00
Gross Operating Income:		\$133,860.00
Less Expenses:		\$33,748.89
Net Operating Income:		\$100,111.12



FLOOR PLANS

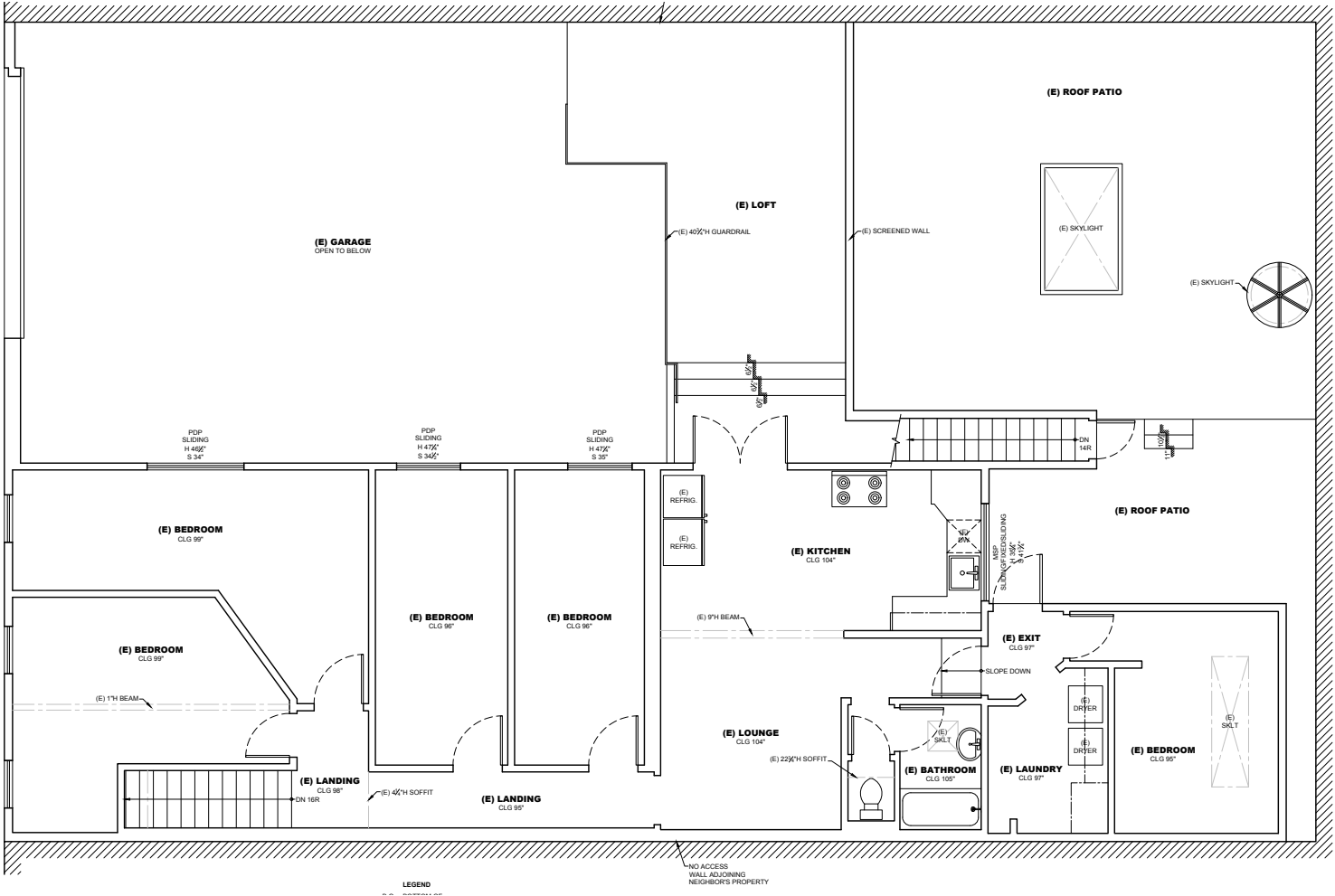
LOWER FLOOR



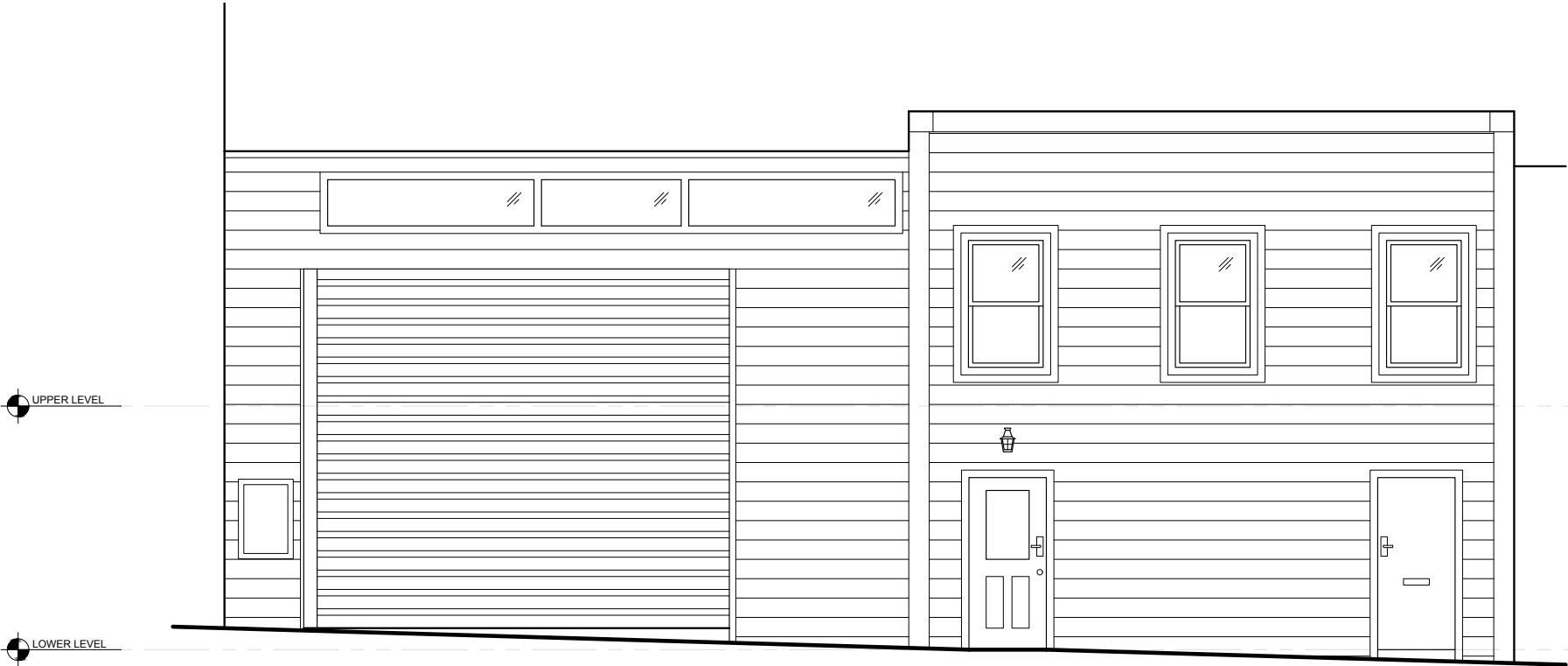
7 LANGTON STREET | MORGAN THOMAS

FLOOR PLANS

UPPER FLOOR



SOUTHWEST ELEVATION AS-BUILT







SOMA

RESTAURANTS

1. Buena Vida Cantina
2. Palette
3. Izakaya Hon
4. Joyride Pizza at Yerba Buena Gardens
5. International Smoke
6. Lusk
7. Rooh
8. B Restaurant + Bar
9. Gyu-Kaku
10. Zero Zero SF
11. Mathilde French Bistro
12. Mr. East Kitchen

CAFES AND BAKERIES

13. Les Gourmands Bakery
14. Blue Bottle
15. Golden Goat Coffee

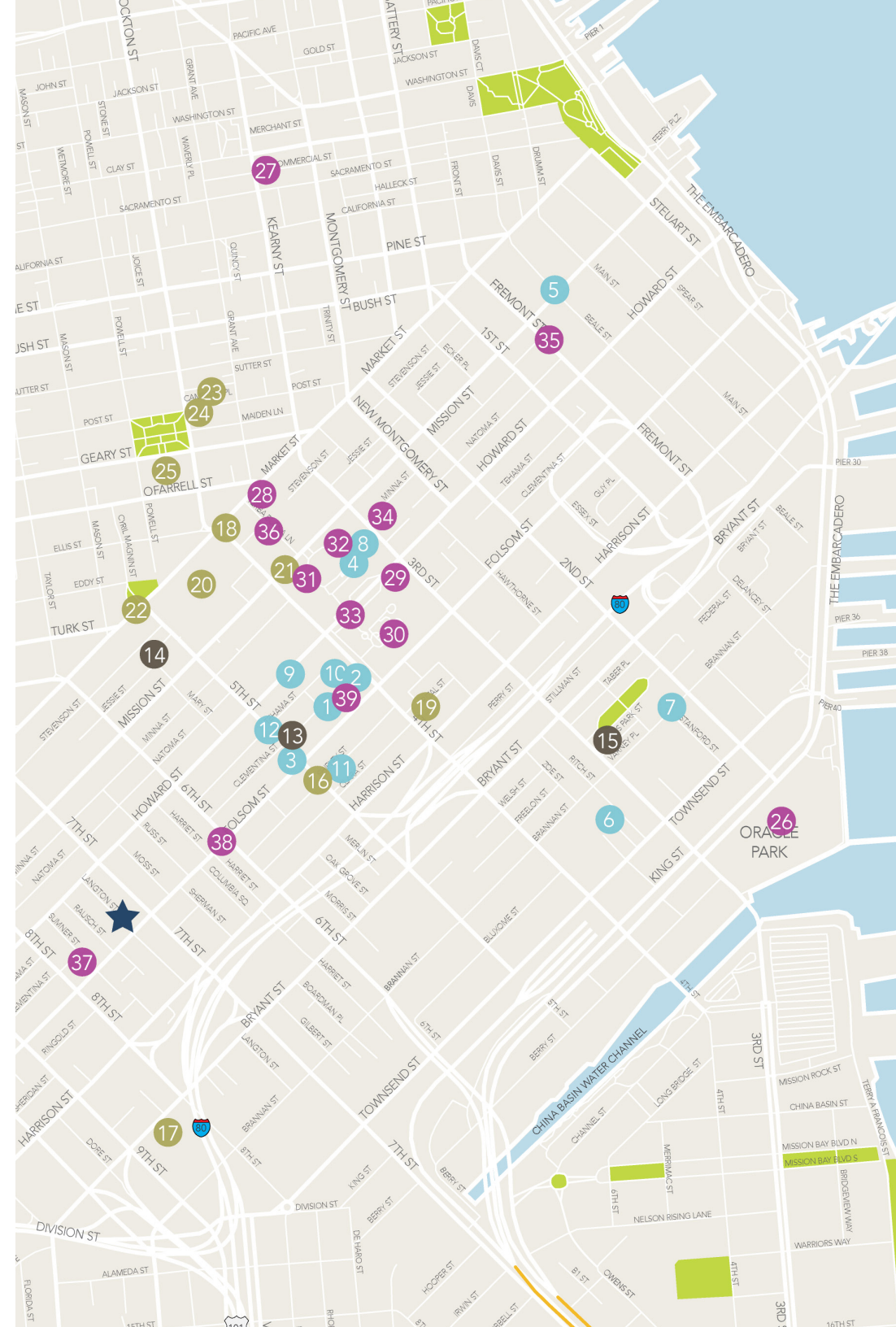
SHOPPING

16. Whole Foods
17. Trader Joe's
18. The Container Store
19. Harvey's Place
20. Westfield Mall
21. Target
22. Saks Off 5th Avenue
23. The RealReal
24. Sunglasses Hut
25. Macy's/Union Square

THINGS TO DO

26. Oracle Park
27. Escape SF
28. Sandbox VR
29. Yerba Buena Gardens
30. Yerba Buena Ice Skating Rink
31. Metreon movie theater
32. Moscone Center
33. Children's Creativity Carousel at Yerba Buena Gardens
34. MOMA
35. Salesforce Park
36. San Francisco Marriott Marquis
37. Cat Club
38. 1015 Folsom Club
39. Eagle Club Indoor Golf

★ 7 LANGTON STREET



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